

**PB# 98-22**

**HV CIRCLE OF LEARNING  
SITE PLAN**

**29-1-28.1**

98 - 22 HUDSON VALLEY CIRCLE OF S.P.  
Learning - Vance Rd + 207  
(Mitchell)

Approved 8/26/98

Wilson Jones • Carbonless • SPS-54 NCR Duplicate • SPS-7N CL Tripartite  
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DATE July 1, 1998 RECEIPT NUMBER 98-22  
RECEIVED FROM Cary Anne Mitchell  
Address 7 Birchwood Ct. - Washingtonville, N.Y. 10992  
Two Hundred Fifty 00/100 DOLLARS \$250.00  
FOR Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	250 -	CASH	
AMOUNT PAID	250 -	CHECK	#787
BALANCE DUE	-0 -	MONEY ORDER	

BY L. Ruiz / T. Delgado  
Mary Mason

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DATE July 2, 1998 RECEIPT NUMBER 297880  
RECEIVED FROM Cary Mitchell / Leslie Mitchell  
Address \_\_\_\_\_  
One Hundred 00/100 DOLLARS \$100.00  
FOR P.B. # 98-22

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	Ch #786
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk  
BY Dorothy H. Hansen

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DATE August 24, 1998 RECEIPT NUMBER 065521  
RECEIVED FROM Ph. Hudson / Day Circle of  
Address Greenway School  
One Hundred and 00/100 DOLLARS \$100.00  
FOR P.B. # 18-22 Approval Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#101
AMOUNT PAID		CHECK	\$100.00
BALANCE DUE		MONEY ORDER	

Town Clerk  
BY Dorothy H. Hansen



RESULTS OF P.B. MEETING OF: July 10, 2002

PROJECT: Hudson Valley Circle of Friends P.B.# Discussion

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y N

M)\_\_\_ S)\_\_\_ VOTE: A N

2. TAKE LEAD AGENCY: Y N

CARRIED: YES NO

M) S) VOTE: A N

CARRIED: YES NO

WAIVE PUBLIC HEARING: M)    S)    VOTE: A    N    WAIVED: Y    N   

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: \_\_\_\_\_

M)    S)    VOTE: A    N)    APPROVED CONDITIONALLY:

NEED NEW PLANS: Y      N

DISCUSSION/APPROVAL CONDITIONS:

Permanent Approval Granted for clarification  
of status.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/27/98

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 98-22

NAME: HUDSON VALLEY CIRCLE OF LEARNING SCHOOL

APPLICANT: MITCHELL, CARY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/26/98	PLANS STAMPED	APPROVED
07/08/98	P.B. APPEARANCE	LA:ND WVE PH APPROVE
07/01/98	WORK SESSION APPEARANCE	SUBMIT
06/17/98	WORK SESSION APPEARANCE	RETURN TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/27/98

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA ACTIONS**

FOR PROJECT NUMBER: 98-22

NAME: HUDSON VALLEY CIRCLE OF LEARNING SCHOOL  
APPLICANT: MITCHELL, CARY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/01/98	EAF SUBMITTED	07/01/98	WITH APPLICATION
ORIG	07/01/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/01/98	LEAD AGENCY DECLARED	07/08/98	TOOK LEAD AGENCY
ORIG	07/01/98	DECLARATION (POS/NEG)	07/08/98	DECL. NEG DEC
ORIG	07/01/98	PUBLIC HEARING	07/08/98	WAIVED PUB. HEAR
ORIG	07/01/98	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/08/98

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 98-22

NAME: HUDSON VALLEY CIRCLE OF LEARNING SCHOOL  
APPLICANT: MITCHELL, CARY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/02/98	MUNICIPAL HIGHWAY	07/07/98	APPROVED
ORIG	07/02/98	MUNICIPAL WATER	07/07/98	APPROVED
ORIG	07/02/98	MUNICIPAL SEWER	/ /	
ORIG	07/02/98	MUNICIPAL FIRE	07/07/98	APPROVED



ESCROW

FOR PROJECT NUMBER: 98-22

NAME: HUDSON VALLEY CIRCLE OF LEARNING SCHOOL  
 APPLICANT: MITCHELL, CARY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/01/98	REC. CK. #787	PAID		250.00	
07/08/98	P.B. ATTY. FEE	CHG	35.00		
07/08/98	P.B. MINUTES	CHG	18.00		
08/11/98	P.B. ENG. FEE	CHG	134.00		
08/21/98	RET. TO APPLICANT	CHG	63.00		
			-----	-----	-----
		TOTAL:	250.00	250.00	0.00

*Please issue a check in  
 the amount of \$63.00 to:*

*The Hudson Valley Circle of Learning School  
 7 Birchwood Court  
 Washingtonville, N.Y. 10992*

AS OF: 08/06/98

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 98- 22

FOR WORK DONE PRIOR TO: 08/06/98

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
98-22	138002	06/17/98	TIME	MJE	WS MITCHELL VANCE RD S/	75.00	0.40	30.00			
98-22	139246	07/01/98	TIME	MJE	WS MITCHELL PRESCHOOL	75.00	0.60	45.00			
98-22	139773	07/07/98	TIME	SAS	CL HUDSON VALLEY CIRCLE	28.00	0.50	14.00			
98-22	141218	07/07/98	TIME	MJE	MC HV SCHOOL	75.00	0.50	37.50			
98-22	139595	07/08/98	TIME	MJE	MM HV LEARN APPD	75.00	0.10	7.50			
TASK TOTAL								134.00	0.00	0.00	134.00
GRAND TOTAL								134.00	0.00	0.00	134.00

HUDSON VALLEY CIRCLE OF LEARNING SCHOOL SITE PLAN  
(98-22) ROUTE 207

Ms. Terry Mitchell appeared before the board for this proposal.

MS. MITCHELL: I'm Terry Mitchell, I'm a member of the Unitarian Universalist Society of Orange County which I'm going to say UU which is easier and I'm the director of this school that I am presenting here and what we're requesting and hoping for final approval of having the UU meeting house serve as a church on Sunday in conjunction with the school which would be operating on Monday through Friday. And the UU board feels this would be an asset to the church because our philosophies are all based on the same principal and we both believe in having respect for others and accepting individuality and diversity and we both want to help make the world a better place and by committing ourselves to develop a peaceful and loving and harmonious environment we believe in a democracy and we believe this would give the people in our community a choice of where to send their children for public education. And we feel in order to make a positive change in our world that it starts by educating the children. And so what we're proposing is temporarily for one year use the meeting house space for 24 students, small class, and they would be ages 3 to 8 and we'd have a provisional charter from the Board of Regents from the State of New York Department of Education and we would be in operation from 8:30 to 3:30 Monday through Friday. The preschoolers would attend from 9 o'clock every day from 9 o'clock till 11:30 and kindergarten to second 8:30 to 3 o'clock Monday through Friday and they would be providing their own lunches.

MR. PETRO: Mark, I believe that the place of worship which to me always was a school, if you want to get real technical probably should be the A-7 use only because obviously, it would be hand in hand what's already there, it would not be so restrictive, I believe. You want to make any further comment on that?

MR. EDSALL: I would like to, only reason I put in

comment 1 is to make sure it was on the record there was a decision made what use class you're putting it under, Mike and I have had the opportunity to talk about it and we both believe that it is an accessory type use that is customary with a church and it should in fact be part of A-7 and based on being A-7, it means that the bulk information Mr. Hildreth shows on the plan is correct. It also means that that is the existing use. So there's no change in use proposed and it would not be a problem.

MR. PETRO: Also in your comment number 2 you're obviously showing with no outside changes whatsoever, even the play area would go hand in hand with what they are already doing, so it is almost really why are they here?

MR. EDSALL: Well, we wanted to make sure that, verify the use and just to put it on the record, Bob Rogers at the workshop reviewed it he had no concerns, indicated that when they are ready to operate, that he and the building inspector's office would make sure there was the proper exit routes and exits and so on.

MR. PETRO: We do have highway approval on 7/7/98 and fire approval on 7/7/98 but being that we're classifying as A-7 and there really truly is no change of use, I don't believe we need to go any further.

MR. EDSALL: It may be worthwhile, Mr. Chairman, since they already have an application, since there are residents in this area who may wonder did they get approval to have the school and they'll be advertising, I think it would be worthwhile to go through the normal process. That way, they have, if the state asks have you gotten town approval for this, they've got a stamped plan.

MR. PETRO: Lead agency.

MR. STENT: Make a motion we declare lead agency for the Hudson Valley Circle of Learning School.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Hudson Valley Circle of Learning School. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: As far as a public hearing, first I think if we can waive the public hearing basically because it's the same classification in use that I don't think we need it.

MR. STENT: 24 students?

MS. MITCHELL: Yes.

MR. LUCAS: You're not going to have 6 on each floor, are you?

MS. MITCHELL: One room.

MR. PETRO: 24 students is probably less than the capacity for worship.

MS. MITCHELL: 164 people.

MR. STENT: Motion we waive public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the Town of New Windsor Planning Board waive public hearing for the Hudson Valley Circle of Learning School. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. STENT: Declare negative dec under SEQRA process for the Hudson Valley Circle of Learning School.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Hudson Valley Circle of Learning School. Is there any further discussion from the board members? If not, roll call.

# ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. STENT: Motion we grant final approval to the Hudson Vally Circle of Learning School.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made, one requirement is that you make the name smaller, motion has been made and seconded that the New Windsor Planning Board grant final approval to the Hudson Vally Circle of Learning School. Is there any further discussion from the board members? If not, roll call.

# ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

**RESULTS OF P.B. MEETING OF :**

**PROJECT:**

**P.B.#**

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y      N

M) 9 S) 10 VOTE: A 1 N 1

2. TAKE LEAD AGENCY: Y      N     

CARRIED: YES NO

M) § 5) VOTE: A    N   

CARRIED: YES NO

WAIVE PUBLIC HEARING: M) S) ; VOTE: A N / WAIVED: Y N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)        S)        VOTE: A        N       

RETURN TO WORK SHOP: YES NO

**APPROVAL:**

M) § 5 VOTE: A N APPROVED: 2/1/93

M) S) VOTE: A N APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y N

**DISCUSSION/APPROVAL CONDITIONS:**

[illegible]



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

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507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765  
e-mail: mhpa@ptd.net

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**



**REVIEW NAME:** HUDSON VALLEY CIRCLE OF LEARNING SCHOOL  
UNITARIAN SOCIETY OF ORANGE CHURCH

**PROJECT LOCATION:** 7 VANCE ROAD (OFF ROUTE 207)  
SECTION 29 - BLOCK 1 - LOT 28.1

**PROJECT NUMBER:** 98-22

**DATE:** 8 JULY 1998

**DESCRIPTION:** THE APPLICATION PROPOSES THE USE OF AN EXISTING  
PORTION OF THE CHURCH AS A ELEMENTARY SCHOOL.  
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is located within the R-1 Zoning District of the Town. The Planning Board should determine if this use would be classified as a regular accessory use for permitted use A-7 (places of worship, including parish houses) or Special Permit Use No. 12 (private schools and other educational institutions). Based on the Board's determination, different bulk requirements apply and different procedures will apply.
2. The Board should note that the Applicant proposes to develop this use for days other than regular worship days. The number of students in the School would always be less than the number of persons in the church congregation. As well, no outside improvements are proposed for the existing site. Only a supplemental change in use for interior areas is proposed. It can be assumed that the exterior play area existing on the site will also be used in conjunction with the school operation.
3. Once the Board has made a determination as to the classification of this use, I will be pleased to discuss, with the Board, recommendations concerning the review of the application and the necessary procedure.

Respectfully submitted,

Mark J. Edsall, P.E.  
Planning Board Engineer

MJEsh

A:..hudval.sh





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
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400 Broad Street  
Milford, Pennsylvania 18337  
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**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF

NEW WINDSOR

P/B #

1-3

WORK SESSION DATE: 1 JULY '98

APPLICANT RESUB.

REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

Full App

PROJECT NAME:

Unitarian Universalist Society, S/P

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT:

Cary Mitchell

MUNIC. REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

No external improvements

Bob/Mitche will review interior

Poss 7/8 agenda

\$250 escrow

No S/P checklist

POSS

A

4MJJE91 pbwsform



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 22

DATE PLAN RECEIVED: 1 RECEIVED JUL 1 1998

RECEIVED

JUL 06 1998

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Sullivan 7/7/98  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

**INTER-OFFICE MEMORANDUM**

**TO: New Windsor Planning Board**

**FROM: Town Fire Inspector**

**DATE: July 7, 1998**

**SUBJECT: Unitarian Universalist Society of Orange County**

Planning Board Reference Number: PB-98-22

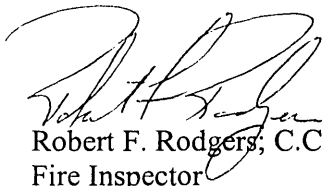
Dated: 1 July 1998

Fire Prevention Reference Number: FPS-98-036

A review of the above referenced subject site plan was conducted on 6 July 1998.

This site plan is acceptable.

Plans Dated: 22 June 1998

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name and title.

Robert F. Rodgers, C.C.A.  
Fire Inspector



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 22

DATE PLAN RECEIVED: RECEIVED JUL 1 1998

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

Unitarian Universalist Soc. of N.Y. has been

reviewed by me and is approved ☒ \_\_\_\_\_,

disapproved ☐ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

There is no town water in this area.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

John D. V. 7-6-98  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

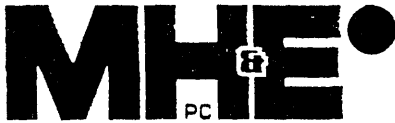
TOWN/VILLAGE OF NEW WINDSOR P/B # 98 - 22  
WORK SESSION DATE: 17 JUNE 98 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes later REQUIRED: Full Later  
PROJECT NAME: Preschool (Perm)  
PROJECT STATUS: NEW X OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Cary Mitchell  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Twin Arch Rd - R-1  
- near Ravenswood  
- Lot in NW 1/4 across from Thompsons

7-1-38.3 573' long by 59' wide across from Thompsons  
lot 55-1-71 22 1/2 Acres  
Q - was illegal sub done on lot.

4MJJE91 pbwsform



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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # 22 - 22  
WORK SESSION DATE: 17 JUNE 98 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Full later  
PROJECT NAME: Preschool (Temp)  
PROJECT STATUS: NEW X OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Cary Mitchell  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Pre K - 1/2 day 29-1-28.1  
Unitarian Universalist Vance Rd. (R-1)
- Special permit # 12 or is it # 7 church

Return to w/s 7/1

Presub Conf 7/8.

possible 1 1/2-year

4MJE91 pbwseform



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan ☒ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 29 Block 1 Lot 28.1

1. Name of Project The Hudson Valley Circle of Learning School
2. Owner of Record Unitarian Society of Orange Co Phone 496-9696  
Address: 7 Vance Rd / 207 Rock Tavern NY 10992 12575  
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Cary Mitchell Phone 496-5834  
Address: 7 Birchwood Ct. Washingtonville, NY 10792  
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Bill Hildreth Phone 562-8667  
Address: 33 Quassaick Ave. New Windsor, NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:  
Cary Mitchell 496-5834 ✓  
(Name) (Phone)
7. Project Location:  
On the Left (S) side of 207 \_\_\_\_\_ feet  
(Direction) (Street) (No.)  
Left (W) of Vance from new Windsor  
(Direction) (Street)
8. Project Data: Acreage 6.9 acres Zone R1 School Dist. Wash.

PAGE 1 OF 2

( PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED )

98 - 22

RECEIVED JUL 1 1998

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ✓

**\*This information can be verified in the Assessor's Office.**

**\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) PreK - 2nd grade elementary school

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no ✓

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no ✓

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

1<sup>st</sup> DAY OF July 1998

Cary Mitchell  
APPLICANT'S SIGNATURE

Deborah Green  
NOTARY PUBLIC  
DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 4984065  
Commission Expires July 15, 1999

Cary Mitchell  
Please Print Applicant's Name as Signed

\*\*\*\*\*

TOWN USE ONLY:

RECEIVED JUL 1 1998  
DATE APPLICATION RECEIVED

98-22  
APPLICATION NUMBER



APPLICANT/OWNER PROXY STATEMENT  
(for professional representation)

98 - 22

RECEIVED JUL 1 1998

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Unitarian Society of Orange Co, deposes and says that he resides  
(OWNER)

at Rt. 207 + Vance Rd in the County of Orange  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 29 Block 1 Lot 28.1)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in

the foregoing application and that he authorizes:

Cary Mitchell 7 Birchwood Ct. Washingtonville, NY  
(Applicant Name & Address, if different from owner) 10992

B. H. Hildreth 33 Quassaick Ave. New Windsor, NY 12553  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: July 1, 1998

Rebecca Green  
Witness' Signature

★ See Letter from President  
of Unitarian Society.

Owner's Signature

Cary Mitchell  
Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

From Michael Landrum 914-496-3111

98 - 22

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Unitarian Universalist Society  
of Orange County

Office: Lawrence, Rock Tavern, New York  
(914) 462-0660

June 15, 1998

To Whom It May Concern

This is to inform you that Ms. Cary Mitchell has secured an agreement from our Board of Trustees to form a Montessori School (Pre - K to Grade 3) and conduct classes on our premises. We, the Board of Trustees of the Unitarian Universalist Society of Orange County have given our unanimous consent for this endeavor.

Respectfully Yours,

*Michael Vandrum*  
Michael Vandrum, President

# **Hudson Valley Circle of Learning School Mission Statement**

Hudson Valley School provides a circle of learning that encompasses the whole child and the community. Our school is devoted to continually nurture and develop the mind, body and spirit of the child. Our learning environment guides the child to develop positive self image, independence, compassion and respect for others and their diversity. They become aware of how their lives and their environment are interdependent. We are dedicated to the basic academic disciplines, using Maria Montessori's philosophy. We provide experiences that will develop an innate feeling for a love of learning, wonder and peace, that lasts throughout the children's lives. Through our school, the children understand the way they are empowered to effect changes in their lives, to realize their dreams, fulfill their creative potential and to find their unique role in the world's community.

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PROJECT I.D. NUMBER

617.2

SEQR

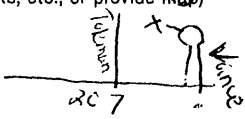
Appendix C

State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Cary Mitchell</u>	2. PROJECT NAME <u>The Hudson Valley Circle of Learning School</u>
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <u>207/Vance Road</u> 	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Run school in conjunction with church</u> <u>No site or structural changes</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>6.9 acres</u> acres    Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>RI, Column A-7 Church</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Cary Mitchell</u> <u>Cary Mitchell</u> Date: <u>7-1-98</u>	
Signature: <u>Cary Mitchell</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

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**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: <p style="text-align: center;">No</p> C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <p style="text-align: center;">No</p> C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <p style="text-align: center;">No</p> C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: <p style="text-align: center;">No</p> C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <p style="text-align: center;">No</p> C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <p style="text-align: center;">No</p> C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: <p style="text-align: center;">No</p>	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)
_____ Date	

## PLANNING BOARD APPLICATION SUBMITTAL CHECKLIST

The following items are to be returned to the Planning Board Secretary, complete as a package, to make application to appear before the Planning Board:

- |  | <u>CHECK OFF</u>                    |                 |
|--|-------------------------------------|-----------------|
| 1. Completed Page 1 and 2 of Application form.                                       | <input checked="" type="checkbox"/> | <i>per Mark</i> |
| 2. Agricultural Data Statement (If you answer "yes" to #9 on application).           | <u>N/A</u>                          |                 |
| 3. Applicant/Owner Proxy Statement ( <b><u>MUST HAVE</u></b> ).                      | <input checked="" type="checkbox"/> |                 |
| 4. Applicable completed "Check List" for subdivision/L.L. Chg. or Site Plan          | <u>N/A</u>                          |                 |
| 5. Short Form EAF (Unless instructed to prepare long form).                          | <input checked="" type="checkbox"/> |                 |
| 6. Flood Hazard Area Development Application.  | <u>N/A</u>                          |                 |
| 7. <b>SEPARATE CHECKS AS FOLLOWS:</b> (Choose appropriate category for your project) |                                     |                 |

### SITE PLANS: (INCLUDING SPECIAL PERMIT)

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....\$100.00

☒

Escrow (\$750.00 - \$2,000.00) amount set at workshop \$ \_\_\_\_\_  
(Additional escrow due for multi-family dwellings)

☒ \$250 per acre

### SUBDIVISIONS:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application Fee...(minor subdivision only).....\$ 50.00

\_\_\_\_\_

Application Fee...(major subdivision only).....\$100.00

\_\_\_\_\_

Escrow:

**Residential:** \$150.00 each for first 4 lots

\$ 75.00 for each additional lot -

Total:\$

\_\_\_\_\_

**Commercial:** \$ 400.00 each for first 4 lots

\$200.00 for each additional lot -

Total:\$

\_\_\_\_\_

### LOT LINE CHANGE:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....\$50.00

\_\_\_\_\_

Escrow...(\$150.00 - \$400.00) amount set at workshop.....\$

\_\_\_\_\_

**PLEASE NOTE: ADDITIONAL FEES DUE UPON COMPLETION OF  
PLANNING BOARD REVIEW.**

98 - 22

RECEIVED JUL 1 1998



## THE HUDSON VALLEY CIRCLE OF LEARNING SCHOOL

### PROVISIONAL CHARTER

This Instrument Witnesseth That the Board of Regents for and on behalf of the Education Department of the State of New York at their meeting of February 10, 1998,

Voted, that

1. A provisional charter valid for a term of one year is granted incorporating Cary Mitchell, Mary Michaela (Anne B.) Manchester, Amy Carchietta, Philip Infante, Leslie Mitchell and their associates and successors as an education corporation under the corporate name of The Hudson Valley Circle of Learning School, located in Washingtonville, county of Orange, state of New York.
2. The purpose for which such corporation is formed is to operate a nursery school for preschool children from three to five years of age, a kindergarten for five-year-olds and a grade one through three elementary school.
3. The persons named as incorporators shall constitute the first board of trustees. The board shall have power to adopt bylaws, including therein provisions fixing the method of election and the term of office of trustees, and shall have power by vote of two-thirds of all the members of the board of trustees to change the number of trustees to be not more than twenty-five nor less than five.
4. The names and post office addresses of the first trustees are as follows:

Cary Mitchell  
7 Birchwood Court  
Washingtonville, New York 10992

Mary Michaela (Anne B.) Manchester  
53C Tanger Road  
Monroe, New York 10950

Amy Carchietta  
68 Buena Vista Terrace  
Central Valley, New York 10917

Philip Infante  
463 Riley Road  
New Windsor, New York 12553

Leslie Mitchell  
7 Birchwood Court  
Washingtonville, New York 10992

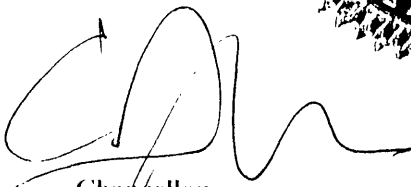
5. The corporation hereby created shall be a nonstock corporation organized and operated exclusively for educational purposes, and no part of its earnings or net income shall inure to the benefit of any individual; and no officer, member, or employee of the corporation shall receive or be entitled to receive any pecuniary profit from the operations thereof, except reasonable compensation for services.
6. Notwithstanding any other provision of these articles the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

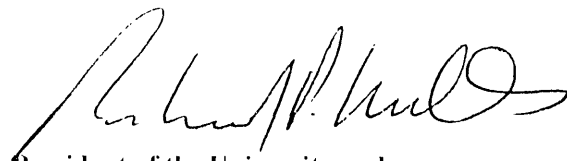


7. No substantial part of the activities of the corporation shall be devoted to carrying on propaganda, or otherwise attempting to influence legislation (except to the extent authorized by Internal Revenue Code section 501(h) as amended, or the corresponding provision of any future United States Internal Revenue Law, during any fiscal year or years in which the corporation has chosen to utilize the benefits authorized by the statutory provision), and the corporation shall not participate in or intervene (including the publishing or distribution of statements) in any political campaign on behalf of any candidate for public office.
8. Upon dissolution of the corporation, the board of trustees shall, after paying or making provision for the payment of all the liabilities of the corporation, dispose of the remaining assets of the corporation exclusively for one or more exempt purposes, within the meaning of section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future Federal tax code), or shall distribute the same to the Federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by order of the Supreme Court of the State of New York in the judicial district where the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, organized and operated exclusively for such purposes, as said Court shall determine.
9. The principal office of the corporation shall be located at 7 Birchwood Court, Washingtonville, New York 10992.
10. The Commissioner of Education is designated as the representative of the corporation upon whom process in any action or proceeding against it may be served.
11. Such provisional charter will be made absolute if, within one year after the date when this charter is granted, the corporation shall acquire resources and equipment which are available for its use and support and which are sufficient and suitable for its chartered purposes in the judgment of the Regents of the University, and shall be maintaining an institution of educational usefulness and character satisfactory to the Regents. Prior to the expiration of said one-year period, an application for the extension of such provisional charter or for an absolute charter will be entertained by the Regents, but in the event that such application is not made, then at the expiration of said term of one year, and upon notice by the Regents, such provisional charter shall terminate and become void and shall be surrendered to the Regents.



Granted, February 10, 1998, by the Board of Regents of The University of the State of New York, for and on behalf of the State Education Department, and executed under the seal of said University and recorded as Number 22,445.

  
Chancellor

  
President of the University and  
Commissioner of Education